

Thursday, August 18, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 33

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 18, 2022 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 11, 2022 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA21-0534 414727295-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 22, Plan 2609HW, located south of 63 Avenue NW and west of 109 Street NW; PARKALLEN
2.	LDA22-0348 439942903-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 60A, Plan 4677HW, located north of 106A Avenue NW and west of 133 Street NW; GLENORA
3.	LDA22-0349 437296419-001	Tentative plan of subdivision to create two (2) bareland condo units from Lots 3 and 4, Block 14, Plan 812 0859, located north of 23 Avenue NW and east of Parsons Road NW; PARSONS INDUSTRIAL
4.	LDA22-0354 440721609-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 97, Plan 3875P, located south of 104 Avenue NW and east of 140 Street NW; GLENORA
5.	OTHER BUSINESS	



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 18, 2022

File No. LDA21-0534

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 22, Plan 2609HW, located south of 63 Avenue NW and west of 109 Street NW;
PARKALLEN

The Subdivision by Plan is **APPROVED** on August 18, 2022, subject to the following conditions:

1. that the owner dedicate road right of way for a 3 m x 3 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure II; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/db/Posse #414727295-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 109A Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.39 m west of the east property line of Lot 19 off Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

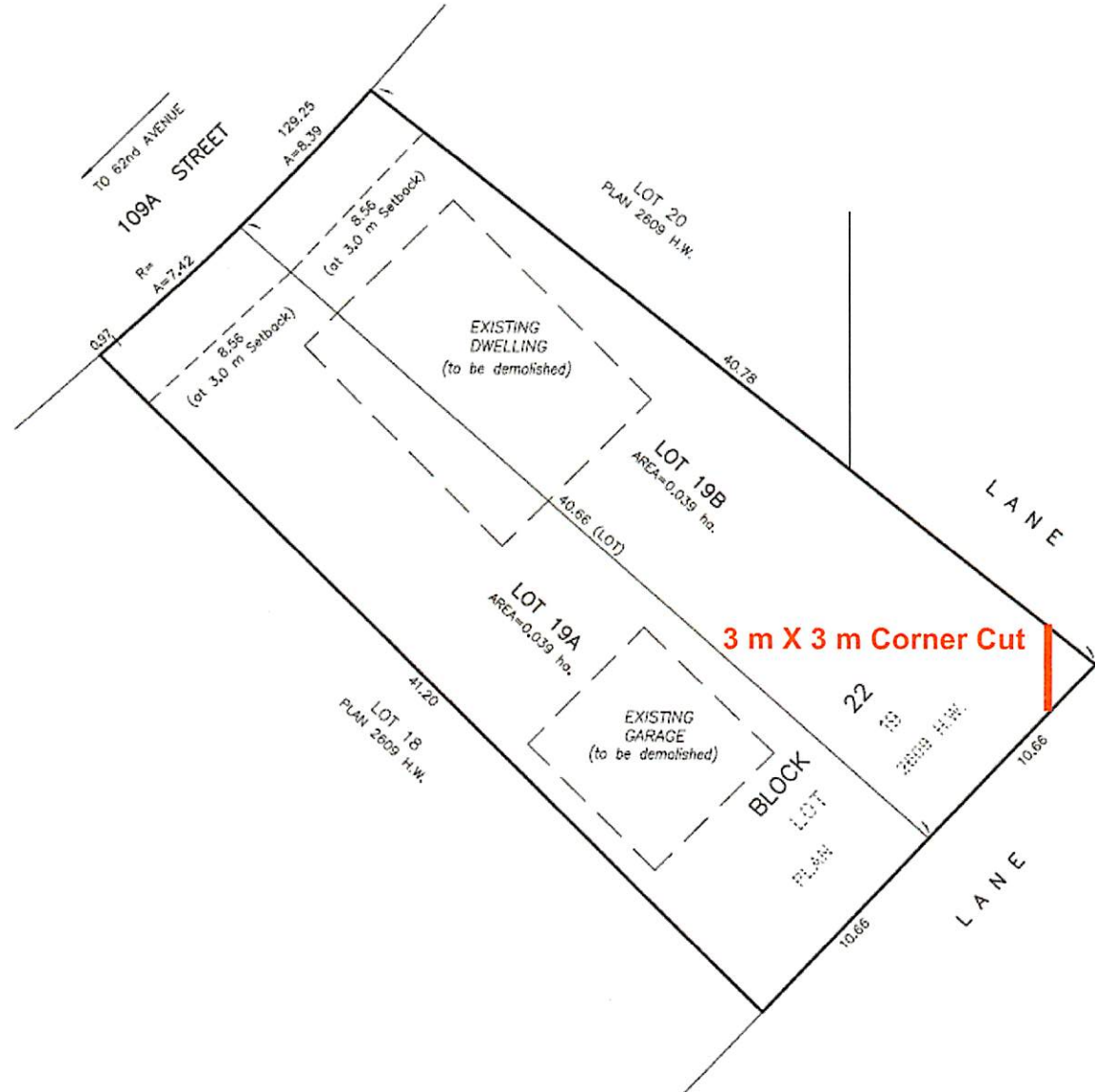
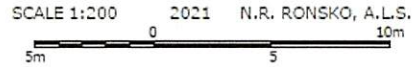
SHOWING PROPOSED SUBDIVISION OF

LOT 19, BLK. 22, PLAN 2609 H.W.

IN THE

S.E.1/4 SEC.19 & S.W.20 TWP.52 RGE.24 W. 4M.

EDMONTON, ALBERTA



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5505 | F 780.464.4450 | hagensurveys.com
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SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	NOVEMBER 15, 2021	REVISED:	--
DRAWING	21S0926T	FILE NO.	21S0926



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 18, 2022

File No. LDA22-0348

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 60A, Plan 4677HW, located north of 106A Avenue NW and west of 133 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on August 18, 2022, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/db/Posse #439942903-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m east of the west property line of Lot 3 off 107 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

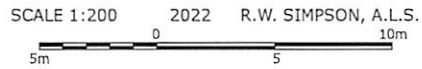
SHOWING SUBDIVISION OF

LOT 3, BLK.60A, PLAN 4677 H.W.

IN

**RIVER LOT 2, EDMONTON SETTLEMENT
(THEORETICAL TWP.53 RGE.25 W.4 M.)**

EDMONTON, ALBERTA



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.



**HAGEN
SURVEYS**

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SURVEYOR'S STAMP

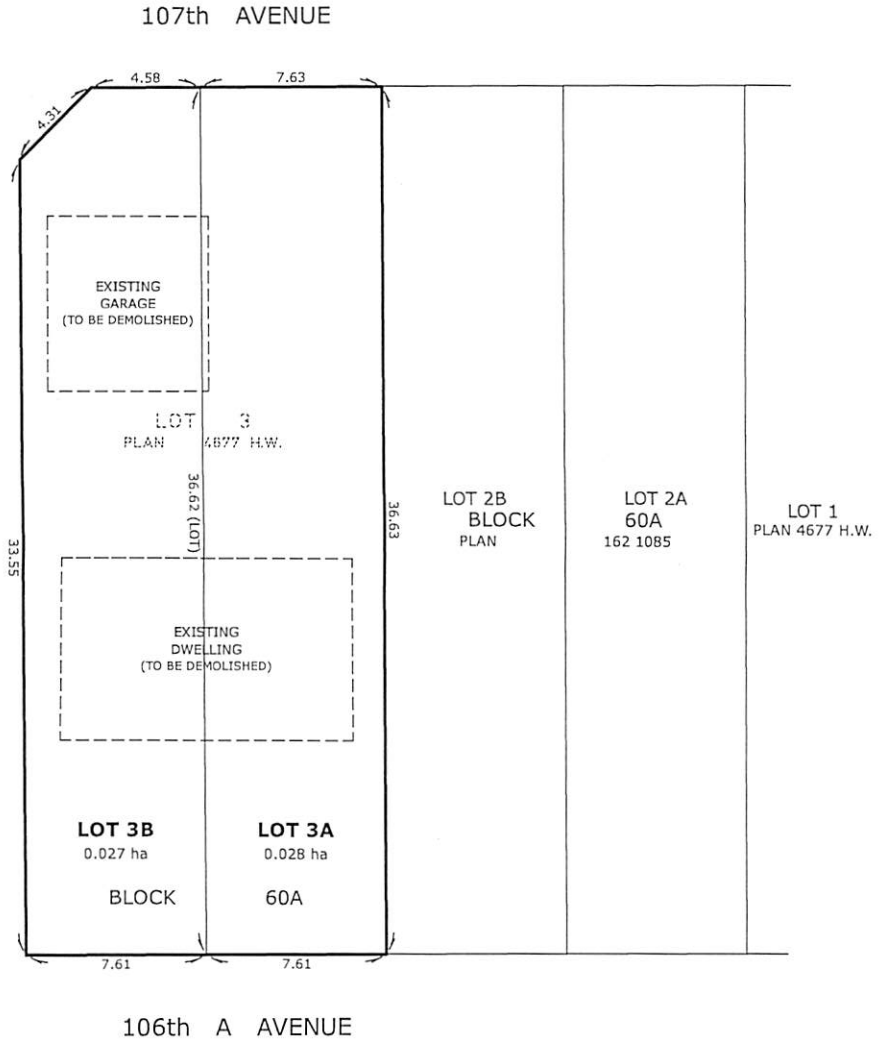


CALCULATED BY:	V.O.T.	DRAWN BY:	V.O.T.
DATE:	JULY 5, 2022	REVISED:	--
DRAWING	22S0529T	FILE NO.	22S0529



LOT 1
BLOCK 62A
PLAN 4677 H.W.

LANE





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 18, 2022

File No. LDA22-0349

Geodetic Surveys and Engineering Ltd.
9538 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create two (2) bareland condo units from Lots 3 and 4, Block 14, Plan 812 0859, located north of 23 Avenue NW and east of Parsons Road NW; **PARSONS INDUSTRIAL**

I The Subdivision by Plan is APPROVED on August 18, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton to pay the Drainage Assessments applicable to this subdivision, pursuant to Section 655 of the Municipal Government Act; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #437296419-001

Enclosure

UNIT NUMBER	UNIT FACTOR	TOTAL AREA APPROX (sq.m.)
1	5504	2108.22
2	4496	1722.29
TOTAL	10,000	

UNIT FACTORS HAVE BEEN ALLOCATED PROPORTIONALLY, BASED ON THE AREAS OF THE UNITS.

PLAN NUMBER
SHEET 1 OF 2

NOTE:
FOR ANY ENDORSEMENT, REGISTRATION, MEMORANDUM, NOTIFICATION, OR ANY OTHER ENTRY THAT IS TO BE MADE ON THE PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET (CS) WHICH IS ADDED TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY ACT REGULATIONS.

REGISTRAR
NORTH ALBERTA LAND REGISTRATION DISTRICT

PLAN No. _____
ON _____
INSTRUMENT No. _____
A.D. REGISTRAR
N.A.L.S.E.O.

CERTIFICATE: SECTION 10(1(B)) CONDOMINIUM CORPORATION ACT
THIS PLAN IS ACCOMPANIED BY A CERTIFICATE REGARDING POST-TENSIONED CABLE AND IS SIGNED BY:
NAME: PAUL W. K. CHAN
OCCUPATION: ALBERTA LAND SURVEYOR
DATE: _____

STATING THAT THERE ARE NO POST TENSIONED CABLE LOCATED ON OR WITHIN THE BUILDING OR THE PROPERTY ON WHICH THE BUILDING IS LOCATED.

- LEGEND**
- AREA AFFECTED BY THE REGISTRATION OF THIS PLAN BOUNDED THUS AND CONTAINS FROM LOT 3, BLOCK 14, PLAN 812 0859 = 0.818 Ha LOT 4, BLOCK 14, PLAN 812 0859 = 0.772 Ha
TOTAL = 1.590 Ha
 - STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS
 - STATUTORY IRON SURVEY POSTS PLANTED AND MARKED "PROOF" SHOWN THUS
 - ALBERTA SURVEY CONTROL MARKERS (A.S.C.M.) SHOWN THUS
 - THE GEO-REFERENCED POINT IS A FOUND STATUTORY IRON POST SHOWN THUS
 - BEARINGS ARE NAD83, 3TM GRID AND ARE DERIVED FROM C.N.S.S. OBSERVATIONS AT A.S.C.M. NO. 198798 AND 164, TRISAR
 - COMBINED FACTOR IS 0.99971 AND REFERENCE MERIDIAN IS 114°
 - DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF
 - CONDOMINIUM UNIT NUMBERS ARE SHOWN THUS
 - CONDOMINIUM UNIT BOUNDARIES ARE SHOWN THUS
 - ALL BUILDING LOCATION DIMENSIONS TO PROPERTY LINES ARE PERPENDICULAR THERETO
 - ALL BUILDING LOCATION DIMENSIONS TO EXTERIOR BUILDING DIMENSIONS ARE TO THE EXTERIOR FACE OF THE CONCRETE FOUNDATION WALL
 - THE BOUNDARIES OF COMMERCIAL UNITS 1 & 2 WITH COMMON PROPERTY IS THE UNDECORATED INTERIOR SURFACE OF UNIT WALLS, FLOORS AND CEILING AS THE CASE MAY BE
 - UNIT DIMENSIONS AND FLOOR AREAS OF COMMERCIAL UNITS 1 & 2 ARE MEASURED TO THE UNDECORATED INTERIOR SURFACE OF UNIT WALLS, FLOORS AND CEILING
 - ALL PARKING AREAS ARE CONSIDERED COMMON PROPERTY.
- ASOM DENOTES ALBERTA SURVEY CONTROL MARKER
C.S. DENOTES COUNTERSUNK
E. DENOTES EAST
F.F. DENOTES FOUND
G.N.S.S. DENOTES GLOBAL NAVIGATION SATELLITE SYSTEM
ha DENOTES HECTARE
I. DENOTES STATUTORY IRON POST
MER DENOTES MERIDIAN
W/L DENOTES MARKED
M. DENOTES MARK
- N DENOTES NORTH
NAD DENOTES NORTH AMERICAN DATUM
PL DENOTES PLANTED
RE-EST DENOTES RE-ESTABLISHED
RGE DENOTES RANGE
RP DENOTES GEO-REFERENCED POINT
SEC DENOTES SECTION
TWP DENOTES TOWNSHIP
W DENOTES WEST
3TM DENOTES 3-DEGREE TRANSVERSE MERCATOR

NOTE:
THE NAD83, 3TM COORDINATES OF THE GEO-REFERENCED POINT
N 5924670.18
E 34625.04

REGISTERED OWNER
CU (S) GP, INC. OF C/O CANADIAN URBAN LIMITED

SURVEYOR
NAME: PAUL W. K. CHAN, Alberta Land Surveyor
DATES OF SURVEY: SEPTEMBER 21st, 2021 to MAY 30th, 2022



PROPOSED PLAN OF SURVEY
SHOWING BARE LAND CONDOMINIUM SUBDIVISION
OF
LOT 3 & 4, BLOCK 14, PLAN 812 0859
WITHIN
N.E.1/4 SEC.33, TWP.51, RGE.24, W.4 MER.
EDMONTON ALBERTA
2022

SCALE 1:500
PAUL W.K. CHAN A.L.S.

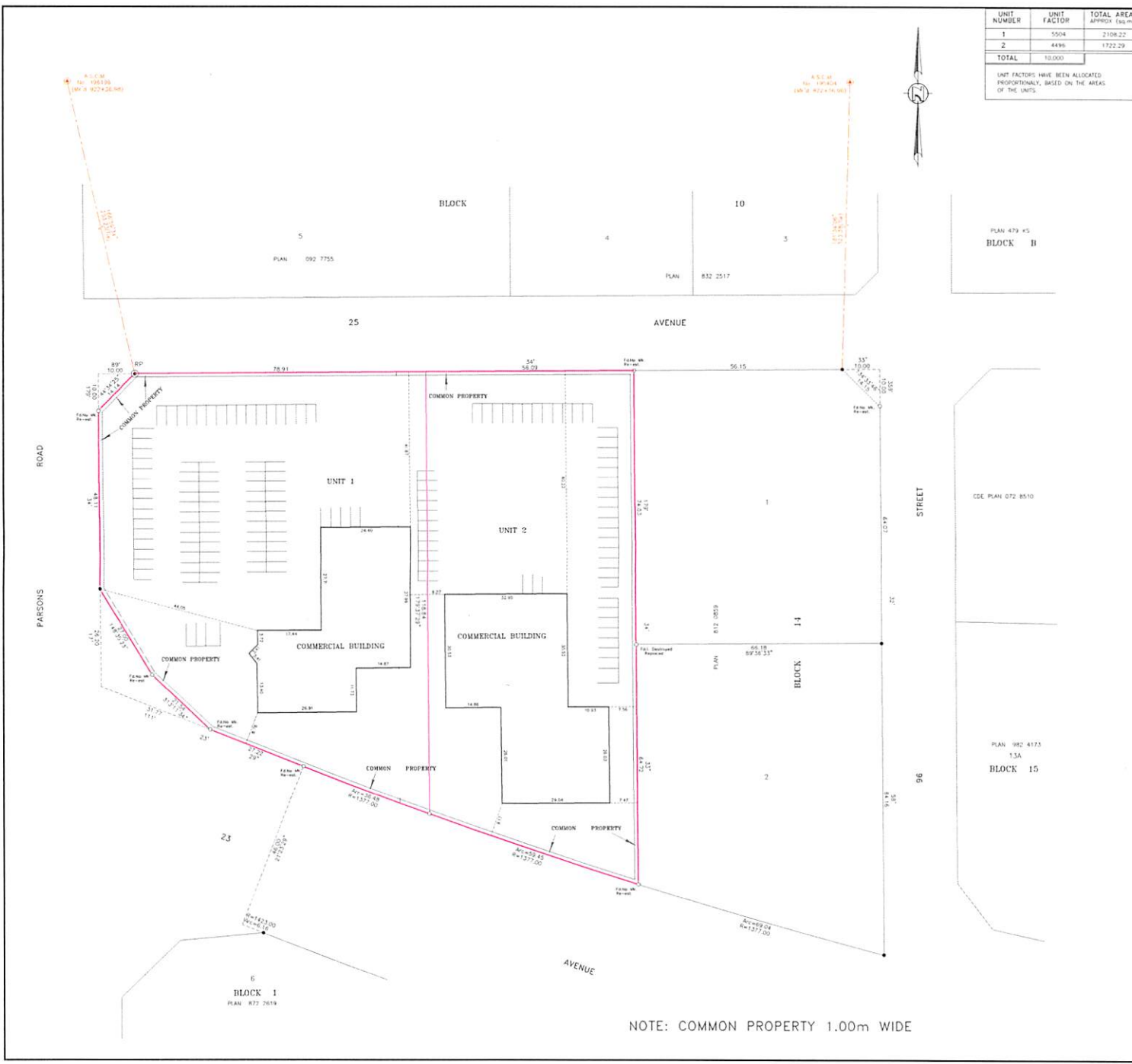
CORPORATION ADDRESS
237721 ALBERTA LTD.
9623 - 25 AVENUE
EDMONTON, AB
T6N 1H7

SUBDIVISION AUTHORITY
NAME: CITY OF EDMONTON
FILE NO. _____

DRAWN BY: J.K., S.C.
CHECKED BY: P.C.

GEODETIC SURVEYS & ENGINEERING LTD.
9338 87th STREET, EDMONTON, ALBERTA, T5C 3J1
Ph. (780) 455-3389 Fax. (780) 455-5400

DRAWING FILE NAME: 211621ALTO.DWG
JOB NO: P-1211621



NOTE: COMMON PROPERTY 1.00m WIDE



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 18, 2022

File No. LDA22-0354

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 97, Plan 3875P, located south of 104 Avenue NW and east of 140 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on August 18, 2022, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/lz/Posse #440721609-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 140 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
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Building / Site

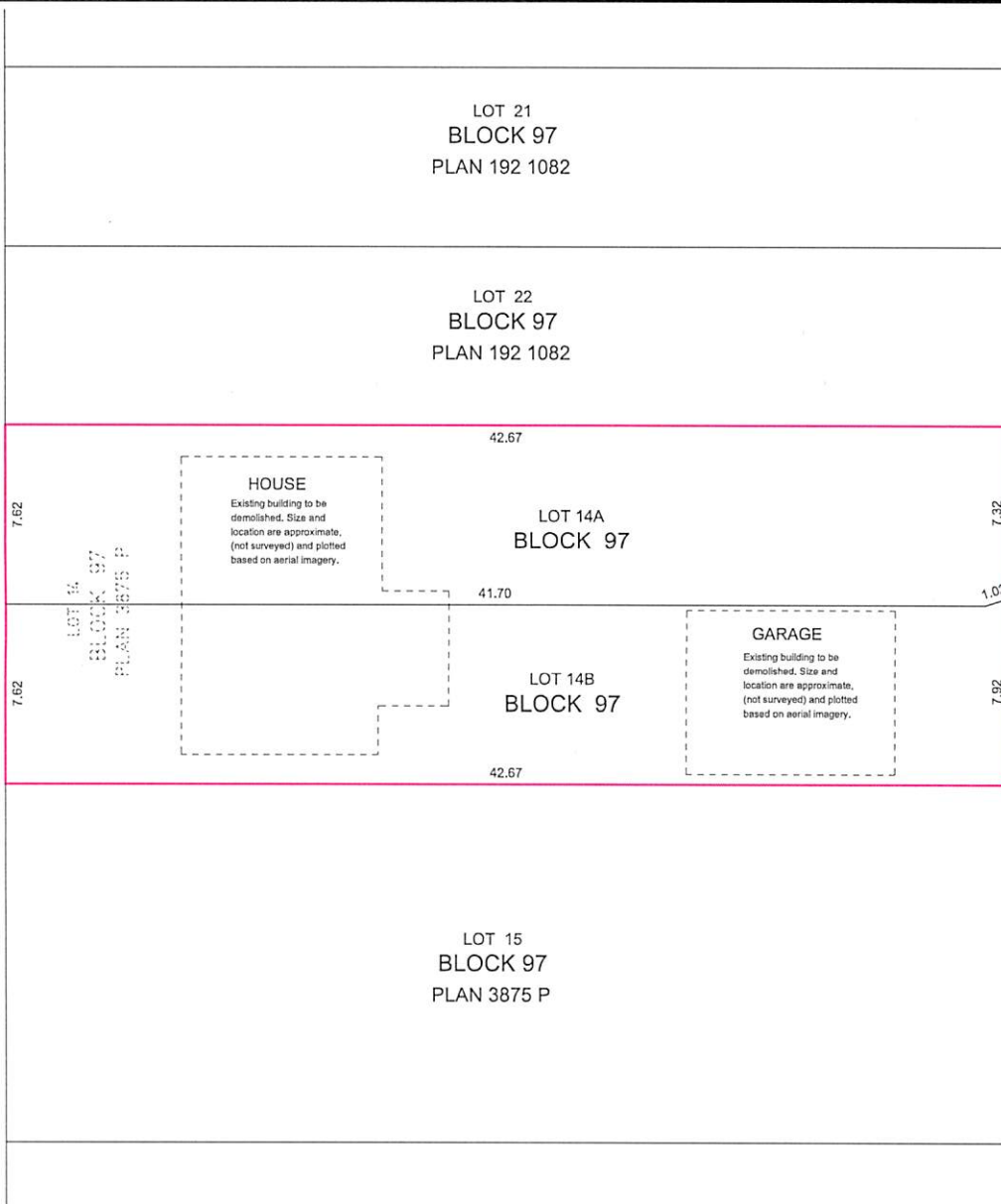
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.9 m south of the north property line of Lot 14 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



140 STREET NW



LANE

951302 ALBERTA LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.065 ha



REV. NO.	DATE	ITEM	BY
2	AUG. 15/22	LOT DEFLECTION	CN
1	JULY 13/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

GLENORA
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 14, BLOCK 97, PLAN 3875 P
WITHIN THE
RIVER LOT 2, EDMONTON SETTLEMENT
S.W. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



P Pals Geomatics
Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	62200224T	DRAFTED BY:	CN	CHECKED BY:	DS
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Thursday, August 11, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 32

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 11, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the August 4, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA22-0307
428343137-001

Tentative plan of subdivision to create 62 single detached lots, 21 row housing lots, and 1 Municipal Reserve Lot from Lot 1, Plan 707 RS, Lot 2, Plan 707 RS, and Lot 5, Plan 1659 TR, located east of 34 Street NW and south of Anthony Henday Drive NW; **DECOTEAU NORTH**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA22-0138
425140697-001

Tentative plan of subdivision to create one (1) other lot from Lot 5, Plan 1659 TR, located north of Ellerslie Road SW and east of 34 Street SW; **DECOTEAU NORTH**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA22-0317 437931118-001	Tentative plan to subdivide a portion from Lot 6, Block 13, Plan 3266 HW and consolidate that portion with adjacent Lot 7, Block 13, Plan 3266 HW and Lot 8, Block 13, Plan 5992 HW located south of 118 Avenue NW and west of 34 Street NW; BEVERLY HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA22-0332 438788738-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 31 and 32, Block 51, Plan 1843 KS, located south of Hardisty Drive NW and west of 69 Street NW; CAPILANO
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA22-0352 440392620-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 3A, Plan 4278V, located north of 104 Avenue NW and east of 144 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	